

Abstract of the Invention

A reactive coating composition and method for treating a surface including heavy metals by applying the reactive coating composition to the surface. The surface can be, for example, a paint layer containing heavy metals. The reactive coating composition 5 includes a stabilizing agent to stabilize the heavy metal and a permeability enhancing agent to increase the permeability of the paint layer, facilitating the reaction of the heavy metal with the stabilizing agent. The structure including the treated paint layer can be left in place or can be disposed in a non-hazardous landfill.